

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Thorne Bay****Federal Tax ID: 92-0088485****Project Title:****Project Type: Planning and Research**

# Thorne Bay - Waterfront Master Plan Design and Engineering

**State Funding Requested: \$80,000****House District: 1 / A**

One-Time Need

**Brief Project Description:**

Conceptual design parameters will be determined to assist the City in aiding economic development and private enterprise infrastructure along ~15 acres of municipally-owned ocean front property.

**Funding Plan:**

Total Project Cost:	\$480,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	(\$80,000)
Project Deficit:	\$400,000

*Funding Details:*

City will apply for Design & Engineering funds after Conceptual Design completion.

**Detailed Project Description and Justification:**

City/Harbor Master Plan

City of Thorne Bay Master Planning

City of Thorne Bay, Alaska

EIN: 92-0088485

Project is listed as #1 Long-Term Infrastructure project on the City's FY10 Strategic Plan.

Thorne Bay is in dire need to facilitate economic development. The City's largest asset is its location, miles of usable shoreline, and property available including ~6 oceanfront acres in the Downtown Business District Subdivision (zoned mixed-use light industrial / commercial and adjacent to the only Prince of Wales Island barge lines), 9 acres at the Sortyard (zoned heavy industrial and adjacent to the USFS Marine Access Facility), and a myriad of other ocean-front properties ripe for economic development. The City's waterfront property is our greatest asset and needs proper planning to facilitate economic development, create / retain jobs, and fully optimize the City's revenue and business development potential.

**Top Level Project Timeline:**

FY12 Internal Conceptual Design elements are being discussed in accordance with the City's 2009 Comprehensive Economic Development Strategy / Strategic Plan outlining desired project components / options that may be included in the final product. These include construction of a commercial dock facility, tidelands fills to improve oceanfront property commercial development, economic potential of utilizing the 3 ocean front lots in the Downtown Business District Subdivision, development of the ~9 acres of heavy industrial land at the Sortyard (adjacent to the USFS marine-access

facility), and the future development potential of the Tolstoi Bay area as a deep water port.

FY12 Active pursuit of design and engineering funding from various agencies based on conceptual design parameters.

FY13 Final Design and Engineering of the Thorne Bay Waterfront Master Plan based on components selected from the conceptual design and an integrated public selection process.

Detailed Project Funding Data:

**TOTAL PROJECT COST:**

- Phase I: \$80,000 (estimate) in conceptual design funding to be utilized to select and retain a qualified project consultant through a consultant SOQ selection process.
- Phase II: \$400,000 (estimate) in final design and engineering costs to produce the Thorne Bay Waterfront Master Plan based on community input and available waterfront available resources and projects.
- Phase III: Develop design, construction and funding strategies for individual Waterfront Master Plan components.

FY12 Legislative funds will be utilized to begin the critical process of conceptualizing Thorne Bay's economic and infrastructure development potential of its waterfront assets. Currently the City of Thorne Bay has 3 economic development projects in the works. Allen Marine will be starting a summer program wherein their tour boat will be stopping in Thorne Bay twice every other week for a few hours, Alaska Marine Lines has started into discussions on expansion of their container operations and a woody biomass pellet plant is interested in using the Sort Yard area for a manufacturing and shipping facility if they can get the funding. These and other discussed projects are fueling the dire need to complete a Harbor Master Plan NOW so the City does not loose any opportunities to generate jobs. The critical need is the details that will come from a plan, the conceptual plan being the first step.

**Project Timeline:**

Project Timeline not allowed under existing format. See details above.

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

City of Thorne Bay, City Administrator

**Grant Recipient Contact Information:**

Name: Wayne Benner  
 Title: City Administrator  
 Address: PO Box 19110  
 Thorne Bay, Alaska 99919  
 Phone Number: (907)828-3380  
 Email: administrator@thornebay-ak.gov

Has this project been through a public review process at the local level and is it a community priority?  Yes  No

# City of Thorne Bay Project Priority # 2

## Funding Request: \$480,000.00

### Design and Engineering: Waterfront Master Plan

*Waterfront Master Plan Design & Engineering*

*City of Thorne Bay, Alaska*

*EIN: 92-0088485*

Project is listed as #1 Long-Term Infrastructure project on the City's FY10 Strategic Plan. Thorne Bay is in dire need to facilitate economic development. The City's largest asset is its location, miles of usable shoreline, and property available including ~6 oceanfront acres in the Downtown Business District Subdivision (zoned mixed-use light industrial / commercial and adjacent to the only Prince of Wales Island barge lines), 9 acres at the Sortyard (zoned heavy industrial and adjacent to the USFS Marine Access Facility), and a myriad of other ocean-front properties ripe for economic development. The City's waterfront property is our greatest asset and needs proper planning to facilitate economic development, create / retain jobs, and fully optimize the City's revenue and business development potential.

A - Total Project Cost	<b>\$480,000.00</b>	<b>Phase I</b> - \$80,000.00 Conceptual Design ( <i>estimate</i> ) <b>Phase II</b> - \$400,000.00 Final Design & Engineering ( <i>estimate</i> )
B - Secured Funding	<b>\$0.00</b>	
C - SOA Funding Request	<b>\$80,000.00</b>	Phase I Conceptual Design
D - Other Funding Sources		
E - Unsecured Funding	<b>\$400,000.00</b>	City will apply for Design & Engineering funds after Conceptual Design completion.

#### **Potential Additional State Funding Requests:**

The City of Thorne Bay may be requesting additional funding requests during FY11 and subsequent years to continue sustainable economic development of Thorne Bay's waterfront.

#### **Top Level Project Timeline:**

**FY09** Internal Conceptual Design elements are being discussed in accordance with the City's 2009 Comprehensive Economic Development Strategy / Strategic Plan outlining desired project components / options that may be included in the final product. These include construction of a commercial dock facility, tidelands fills to improve oceanfront property commercial development, economic potential of utilizing the 3 ocean front lots in the Downtown Business District Subdivision, development of the ~9 acres of heavy industrial land at the Sortyard (adjacent to the USFS marine-access facility), and the future development potential of the Tolstoi Bay area as a deep water port.

**FY10** Active pursuit of design and engineering funding from various agencies based on conceptual design parameters.

**FY11** Final Design and Engineering of the Thorne Bay Waterfront Master Plan based on components selected from the conceptual design and an integrated public selection process.

**Detailed Project Funding Data:**

**TOTAL PROJECT COST:**

- Phase I: \$80,000 (*estimate*) in conceptual design funding to be utilized to select a qualified project consultant through a consultant SOQ selection process.
- Phase II: \$400,000 (*estimate*) in final design and engineering costs to produce the Thorne Bay Waterfront Master Plan based on community input and available waterfront available resources and projects.
- Phase III: Develop design, construction and funding strategies for individual Waterfront Master Plan components.

FY10 Legislative funds will be utilized to begin the critical process of conceptualizing Thorne Bay's economic and infrastructure development potential of its waterfront assets.

**Primary Contact:**

Justin Sornsin, City Administrator

[administrator@thornebay-ak.gov](mailto:administrator@thornebay-ak.gov), (907) 254-0007

# ECONOMIC DEVELOPMENT

## WATERFRONT MASTER PLAN

**Problem:** Population is decreasing and small businesses are closing. Family wage jobs are lacking.

**Solution:** Develop a Water Front Master plan to revitalize Thorne Bay's waterfront—its greatest asset.

- Re-zone downtown area for mixed-use
- Sell or use 5 ocean-front lots
- Sell or use the former KPC building (14,231 sq ft of useable space)
- Encourage business at the Sort Yard

**Opportunity:** Provide family wage employment, increase sales tax revenues, retail benefits to community, and population growth.



Overhead View of Ocean Front Downtown Area

**Funding Needed: \$480,000**  
**Conceptual, Final Design and Engineering**

### Possible industries include:

- Warehouse
- Wood biomass
- Storage units
- Restaurant
- Lodge
- Fish processing
- Cold storage
- Vocational training
- Retail
- Commercial docking facility.

The possibilities are infinite!



Sort Yard with Ocean Front Access, ~9 acres of useable land and 7 acres of permitted submerged tidelands